



**3 Manse Road, Abernethy, PH2 9JP**



## Property

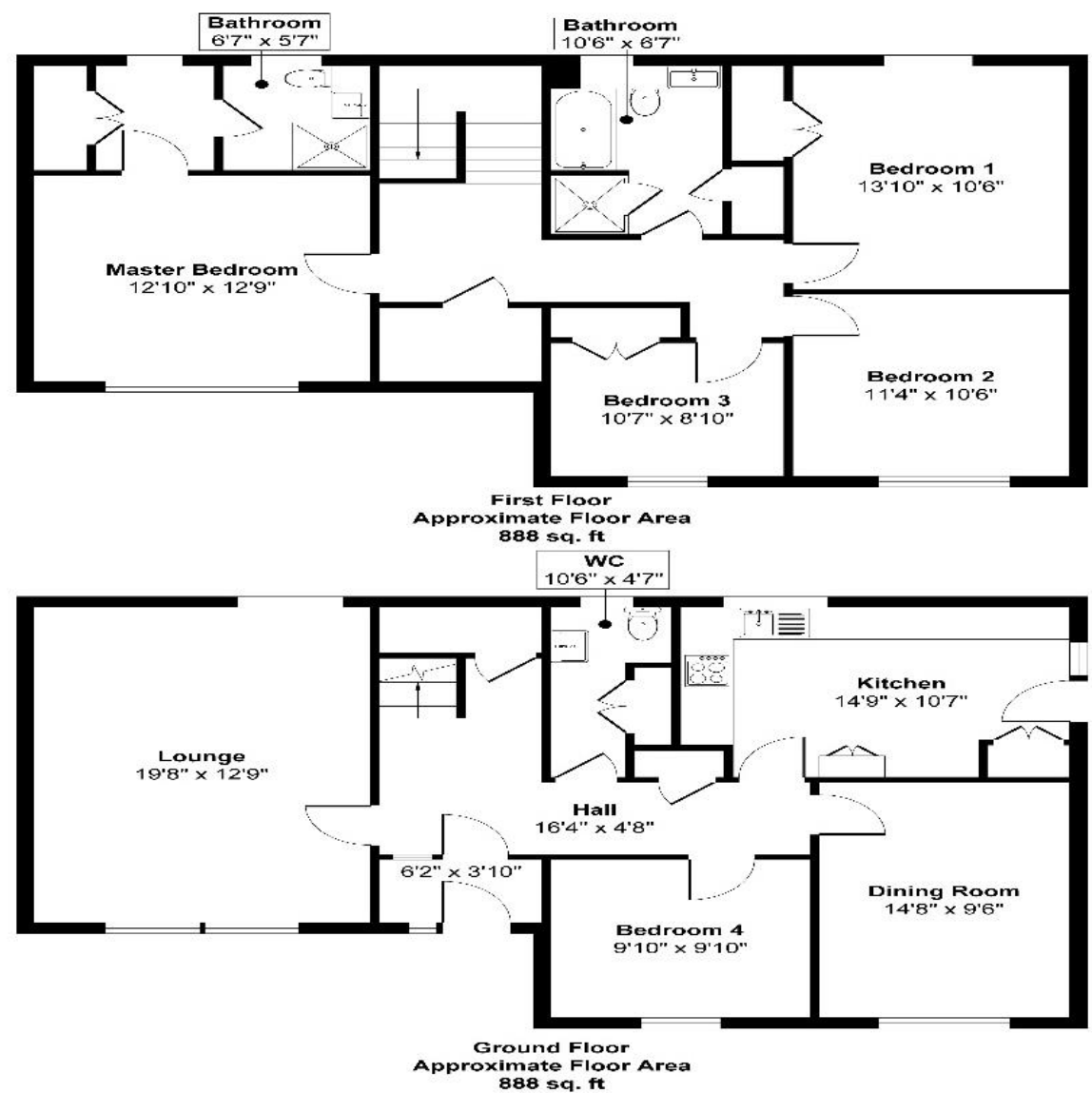
Detached two storey houses in the heart of the village of Abernethy.

With 5 bedrooms, 3-bathroom facilities and a large kitchen and dining room space, this bright and spacious property would be a perfect family home.

The ground floor of the property we have a large dining room and lounge space as well as an equipped kitchen, WC and a ground floor bedroom.

On the first floor we have the 3 remaining bedrooms as well as the master bedroom and two other bathrooms.

The property also benefits from having two driveways as well as a double car garage equipped with electric doors. The property also has a private garden area.



## Local Area

Located in the heart of this charming village, the property benefits from being within walking distance of most of the local amenities that the village has to offer.

The village has a local convenience store, a hairdresser, several friendly B&B's, a coffee shop as well as a village inn. The property also falls within the catchment area for the local primary school.

The nearest town to the village is Perth which is less than a 20-minute drive from the property via M90 and provides train/bus connections to Dundee, Aberdeen, Stirling and Glasgow.









## Viewing Arrangements

By appointment with The Church of Scotland Law Department. Please email [properties@churchofscotland.org.uk](mailto:properties@churchofscotland.org.uk)

## Offers

Offers are invited and should be submitted in writing, through a Scottish solicitor. Please can offers be sent via email in the first instance.

Church of Scotland Law Department  
121 George Street  
Edinburgh EH2 4YN  
Telephone 0131 2402263  
Email: [properties@churchofscotland.org.uk](mailto:properties@churchofscotland.org.uk)

It is possible that a closing date for offers will be fixed and, to ensure that they receive intimation of this, prospective purchasers must formally intimate their interest, via a Scottish solicitor, in writing or by Email with the Law Department.

As offers will require to be considered by one or more Church Committees, they should not be subject to short time limits for acceptance.

The sellers do not bind themselves to accept the highest or any of the offers they receive.

Whilst the foregoing particulars are believed to be correct they are not warranted on the part of the sellers and prospective purchasers will require to satisfy themselves with regards to all matters prior to offers.

The Church of Scotland -Scottish Charity No SC011353

